



# HYPERION TOWER

KEW  
BRIDGE  
WEST

St James  
Designed for life

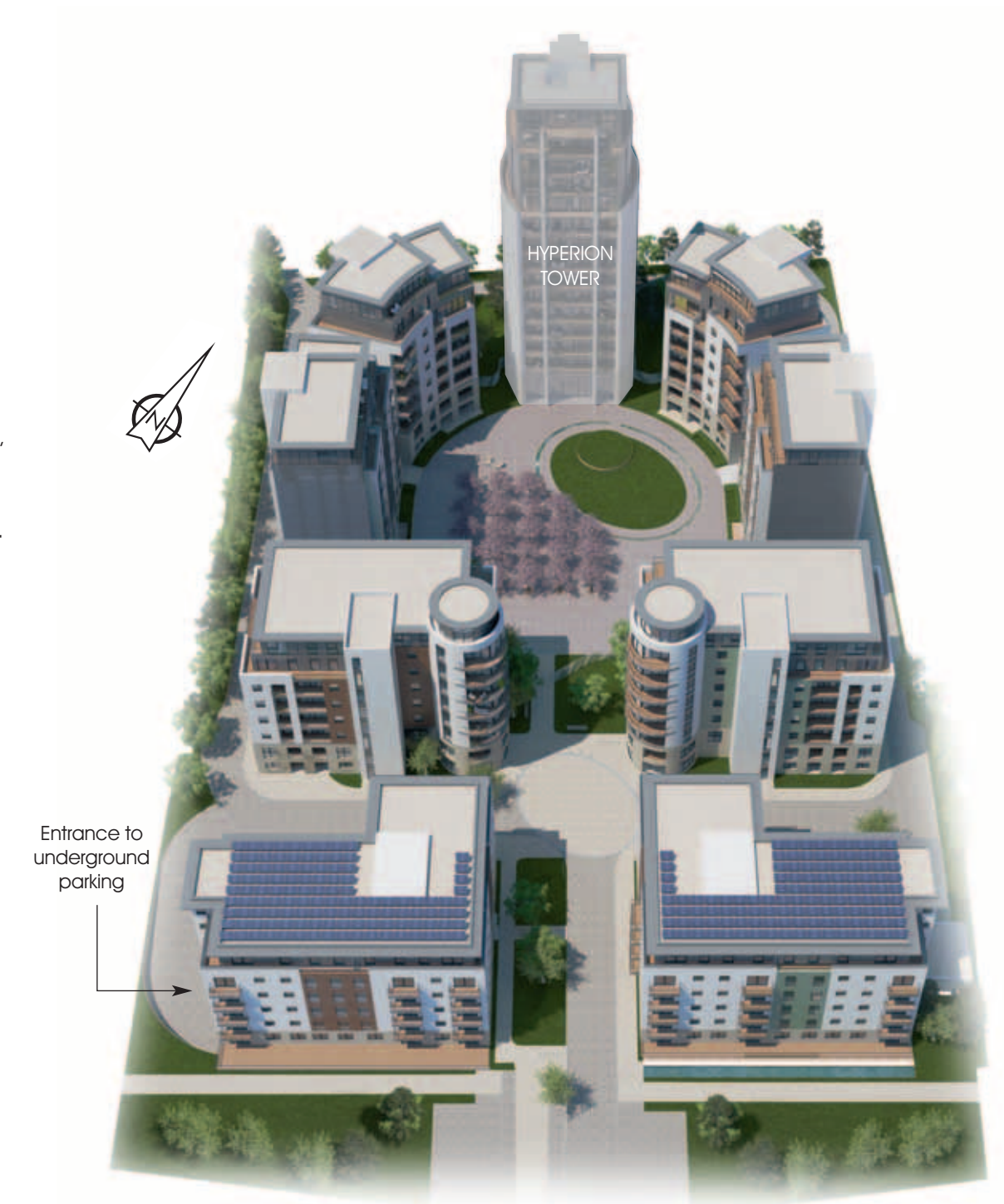


## WELCOME TO HYPERION TOWER

The jewel in the crown of Kew Bridge West, Hyperion Tower is the landmark building of the development, offering a stunning collection of apartments set over 15 floors. All of the apartments feature generous balconies and spacious open-plan living areas, perfect for entertaining. The ground floor entrance to Hyperion Tower features an impressive double height space boasting a private residents' gym equipped with the latest fitness equipment. The development also has the added benefit of a dedicated concierge service and underground parking.



Computer generated images.





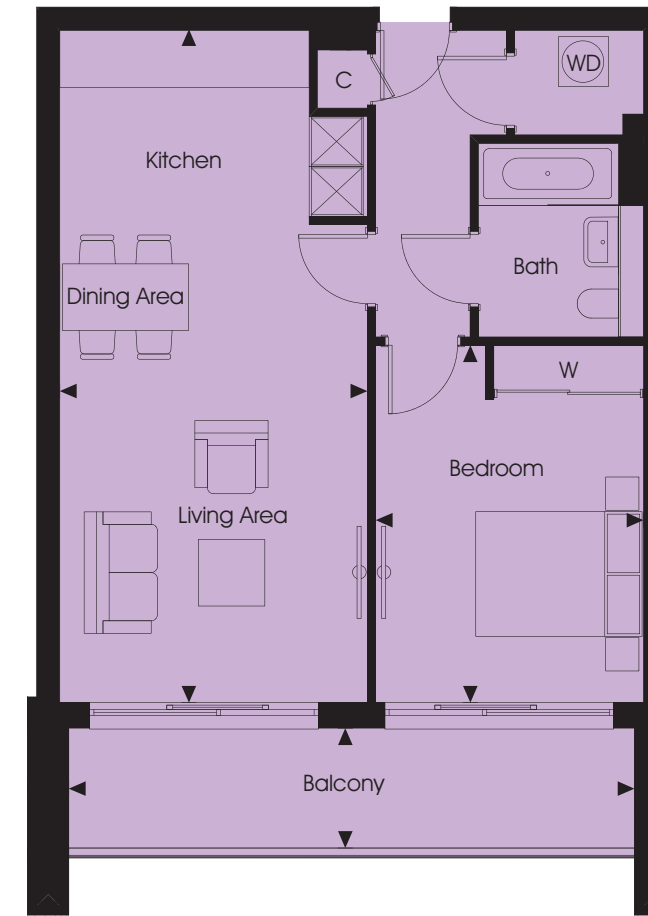
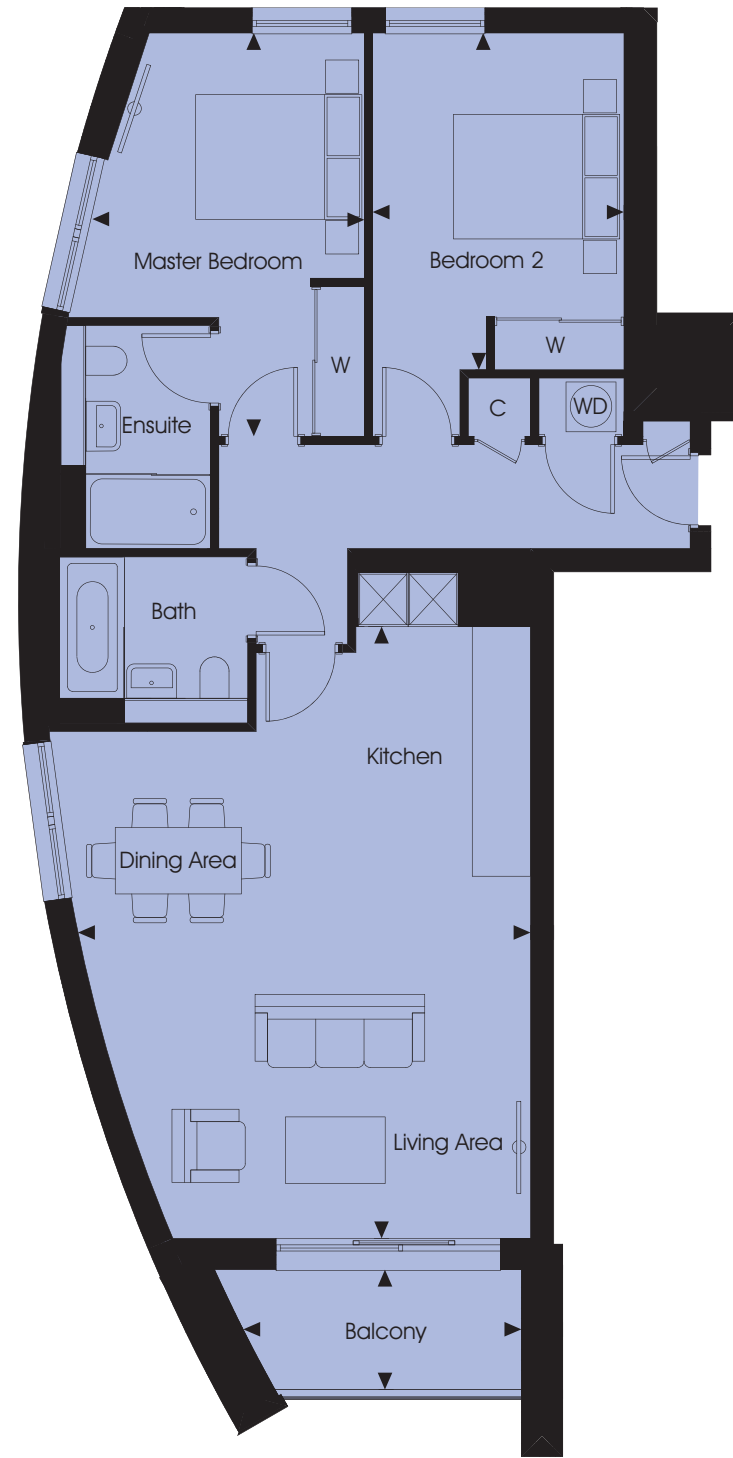


# HYPERION TOWER

## Type 31

D201, D203\*, D301, D303\*, D401, D403\*, D501, D503\*, D601, D603\*, D701, D703\*, D801, D803\*, D901, D903\*, D1001 & D1003\*

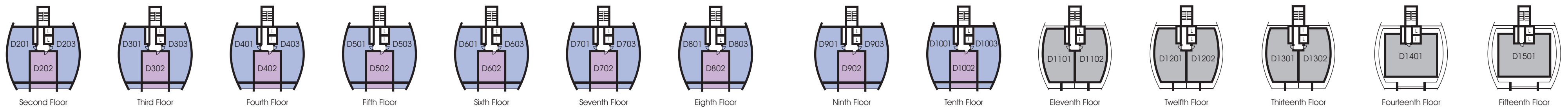
Kitchen/Living Dining Area	7.33m x 5.42m	24'1" x 17'9"
Master Bedroom	4.82m x 3.22m	15'10" x 10'7"
Bedroom 2	4.02m x 2.99m	13'2" x 9'10"
Balcony	3.30m x 1.38m	10'10" x 4'6"
<b>Total Floor Area</b>	<b>85.8 sq m</b>	<b>923.5 sq ft</b>
<b>Total Balcony Area</b>	<b>4.7 sq m</b>	<b>50.5 sq ft</b>



## Type 32

D202, D302, D402, D502, D602, D702, D802, D902 & D1002

Kitchen/Living Dining Area	8.03m x 3.67m	26'4" x 12'0"
Bedroom	4.26m x 3.20m	14'0" x 10'6"
Balcony	6.80m x 1.38m	22'4" x 4'6"
<b>Total Floor Area</b>	<b>56.7 sq m</b>	<b>610.3 sq ft</b>
<b>Total Balcony Area</b>	<b>9.4 sq m</b>	<b>101.1 sq ft</b>



Floorplans shown for Hyperion Tower are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Please note furniture layouts are for guidance only, and are not included in the property. ◀ Point from which dimensions are taken. \* denotes handed plot.

C = Cupboard    WD = Washer Dryer    W = Fitted Wardrobe



## QUALITY. IT'S ALL IN THE DETAIL

All of the homes at Kew Bridge West benefit from the high quality design and finish associated with St James, a style that truly says 'statement living'.

Designed by leading interior designers, Darling Associates, all of the apartments have been planned to maximise light and space and benefit from a very carefully considered palette of complementary colours and materials.

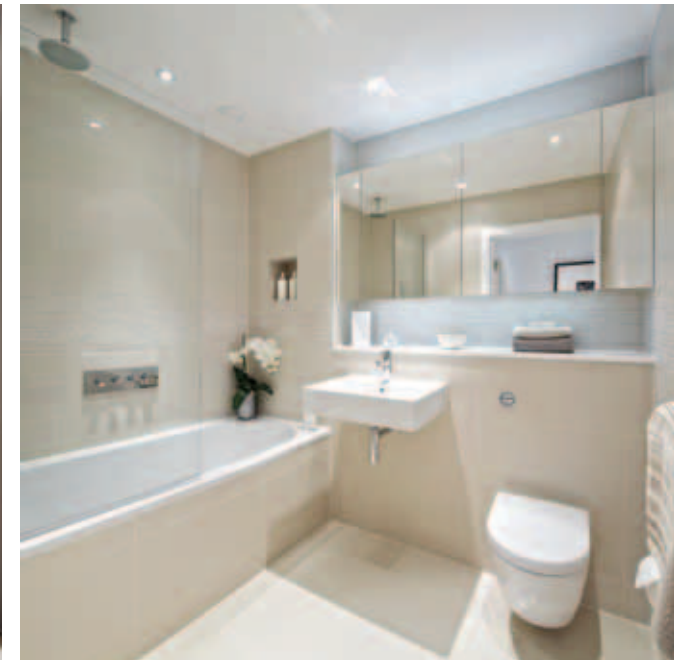
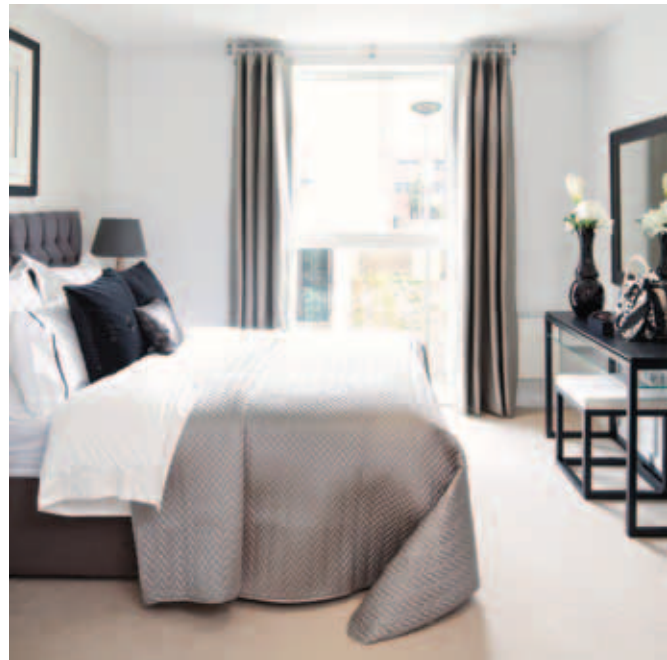
Kitchens, for example, feature crisp, clean lines and cabinets in dark stained oak, bleached oak, high gloss white or high gloss blue finish to complement the engineered timber flooring\*. All kitchens feature full-height glass splash backs and a full range of integrated appliances including a fridge freezer, dishwasher and Smeg oven and hob.

The luxurious fully-tiled bathrooms feature a range of modern sanitaryware and brassware by leading designers such as Villeroy & Boch and Hansgrohe. All benefit from spacious glass showers and wall-mounted WCs. Wall and floor tiles are ceramic with complementary feature banding.

All apartments enjoy engineered timber flooring\* to hallways and kitchen/living/dining areas and a utility cupboard with washer dryer. All bedrooms are carpeted and all bedrooms boast fitted wardrobes.

\*Choices subject to build stage.





# SPECIFICATION

## KITCHEN

- Fully custom designed fitted kitchen
- Choice of colour options to kitchen\*\*
- High gloss and veneer unit doors
- Composite stone worktops
- Integrated Smeg oven
- Integrated dishwasher
- Integrated full height fridge freezer
- Integrated extractor hood
- 600mm wide Smeg hob (4 ring)
- Hansgrohe polished chrome mixer tap
- Full height splash back
- Washer dryer located in hallway cupboard

## BATHROOM & ENSUITE

- Tiling to walls and floor
- White Villeroy & Boch sanitaryware
- Wall mounted dual flush WC with concealed cistern
- Brassware by Hansgrohe
- Contemporary glass bath screen
- Chrome towel rail
- Fitted mirrored cabinet
- Shaver socket

## ELECTRICS & LIGHTING

- Separate hands-free video door entry system linked to building entrance
- Multipoint outlet in Reception TV area
- TV point in bedrooms
- Thermostat/heating controls to all principle rooms\* and bathroom(s)
- Recessed downlights throughout

## COMMUNICATIONS

- Wiring for Sky Plus & HD services in living room and master bedroom

## JOINERY

- Painted apartment entrance door to match communal corridor interior design with multi-point locking and spy hole
- White internal doors throughout
- White skirting 100mm square edged
- White painted architraves 75mm square edged
- Hallway coat cupboard: shelf with hanging rail

## WARDROBE

- Fitted wardrobe to all bedrooms
- Wardrobes with sliding doors a hanging rail and high level shelf

## WALL & FLOOR FINISHES

- Off white painted internal walls and ceilings
- Engineered timber flooring throughout hall, kitchen, dining and living area
- Carpet to bedrooms
- Tiled finish to bathrooms and ensuites
- Tiles to external private space

## IRONMONGERY

- Polished chrome lever handle

## HEATING AND COOLING

- Electric panel heaters to all principal rooms\*
- Electric heated wall with towel rail to bathrooms and ensuites
- Trickle vents in apartment windows

## SECURITY

- Communal CCTV system
- Entrance to building via key fob
- Gated basement car park\*\*\*

## COMMUNAL AREAS

- Movement controlled lighting to all corridors and car park
- Feature light fittings to communal areas

## OTHER

- Car club
- Cycle stores in the basement\*\*\*

## CONCIERGE SERVICES

- 12 hour Concierge service

The following specifications are available as upgrades to all apartments at extra cost:

## KITCHEN UPGRADES

- Integrated wine cooler\*\*\*\*
- Integrated coffee machine\*\*\*
- Integrated Smeg combination microwave oven\*\*\*\*
- Cutlery drawer\*\*\*

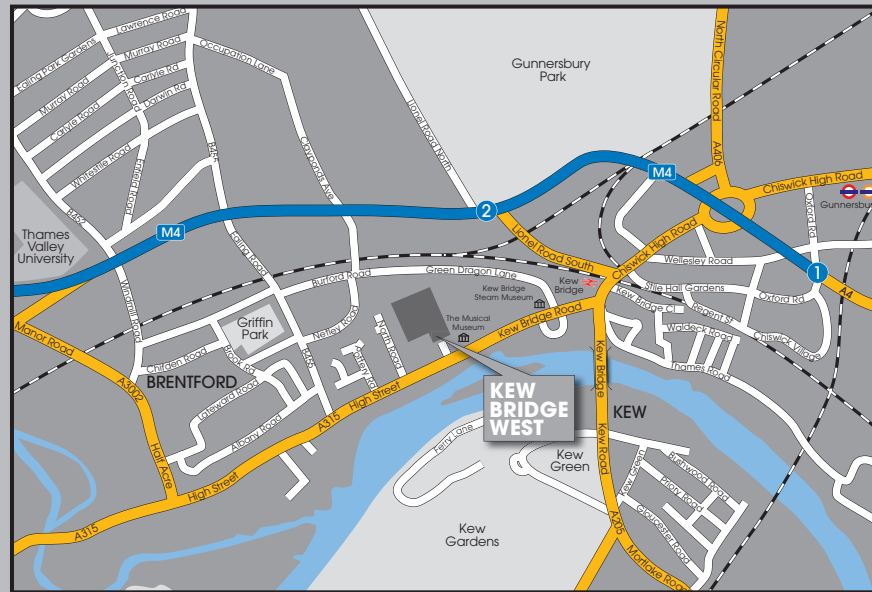
## ELECTRIC & LIGHTING UPGRADES

- Chrome sockets and switches\*\*\*
- Touch control dimming in living room and master bedroom\*\*\*

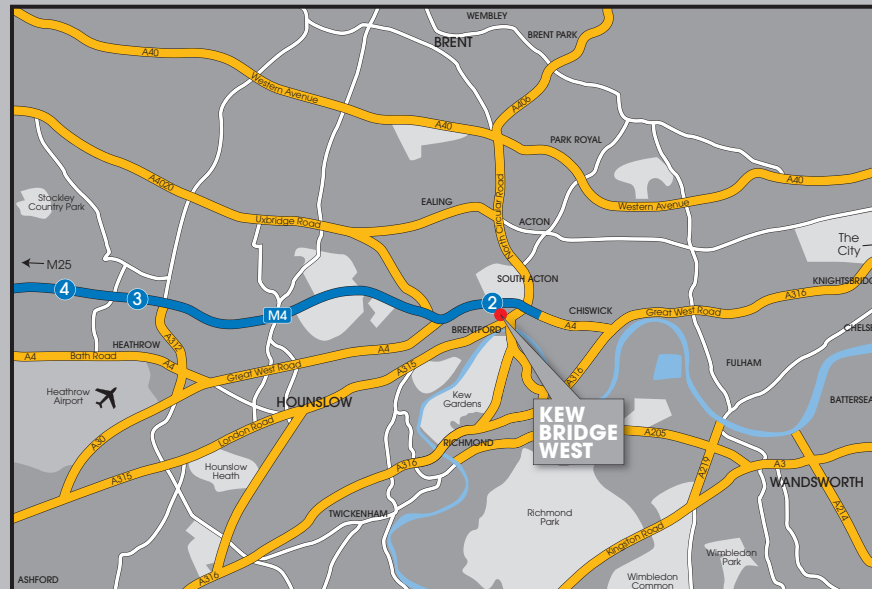
\* Principal rooms defined as kitchen, reception and bedroom(s) where applicable  
 \*\* Subject to build stage  
 \*\*\* Available at extra cost  
 \*\*\*\* Available at extra cost to selected units only

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases a similar alternative will be provided. St James reserves the right to make these changes as required.





LOCAL MAP



AREA MAP

For further information

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Our vision  
for your future

**St James**  
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